

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

11-160

Orleans

EAS.1263,
1264

Town/City: EASTHAM

Place: (*neighborhood or village*): Eastham Center

Photograph



Address: 15 Colony Road

Historic Name: Harry and Caroline Newell House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1935

Source: Deed research, Eastham Tax Commitment Books

Style/Form: Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block Posts

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Second house (1964, Photo 3, EAS.1264), garage

Major Alterations (*with dates*):

None

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.26 acres

Setting: This house is situated within a small 1926 subdivision of land west of Great Pond Road that slopes down towards Deborah's Pond. This parcel rises up from Colony Road. There is a small clearing of lawn around the house in an otherwise wooded parcel.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

15 COLONY ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Harry and Caroline Newell House, built in 1935, is a modest, one-story Craftsman cottage. The form consists of a square block with low-pitched, cross-gable roofs. The northwest corner of the block contains an enclosed porch (see Photo 2). The building appears to rest on concrete block piers. The elevations are clad in wood shingles with no cornerboards (i.e. the shingles wrap the corners). The roof is clad in asphalt shingles and has a projecting cornice that likely has exposed rafter tails obscured by decorative skirtboards. An exterior concrete block chimney rises from the southeast elevation. The main entrance is accessed from the enclosed porch. Windows consist primarily of wood 6/1 double-hung sash.

The property includes a larger second house with an Assessor date of 1964 (Photo 3), and a garage. This larger second house is set behind the first house and is not visible from a public way. Based on the Assessor photo, it appears to be 1 ½-story, side-gable Postwar Traditional house with a stepped-down, cross-gable ell on the front elevation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is located just north of Eastham Center National Register District. Colony Road was part of a subdivision established on an 11.5-acre parcel sold by Eastham residents John W. and Catherine Sparrow in June 1925 to multiple families from Uxbridge in Worcester County.¹ Interestingly, numerous cottage subdivisions in the western sections of Eastham were developed by and/or sold lots to families from Worcester County. In this case, the Uxbridge residents – Dr. Rev. Robert C. and Donna L. Westerberg, William L. and C. Adelaide Johnson, Harry C. and Carolyn C. Newell, Herbert and Maidie Rowley, and Fred S. and Maud K. Blanchard – formed the Uxbridge Colony Association, Inc. and transferred ownership of this land to that corporation in September 1925.² In 1926, the corporation recorded a subdivision entitled “Plan of Pine Ridge” with ten lots (Figure 2).³ Perhaps because some of the parcels were intended for themselves, the lots are unusually large for early-20th century cottage colony development. Each parcel in the subdivision also has access and ownership rights to a portion of the shore along Deborah's Pond south of and abutting the subdivision.

¹ Barnstable County Registry of Deeds, Book 418/ Page 247.

² Book 395/ Page 186.

³ Plan Book 82/ Page 103.

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This parcel, identified as Tract VIII, was sold in 1930 to one of the founders of the Uxbridge Colony Association, Inc. – Harry C. Newell.⁴ While prepared in 1926, the Pine Ridge subdivision plan was not recorded in the Barnstable Registry until 1946. The 1946 plan is annotated to say it was created in 1946 by Hayward & Hayward from tracing a blueprint of the [1926] plan. They also appear to have written in the names of the subsequent owners, including Harry C. Newell.

According to the Eastham Tax Commitment Books, Harry Newell built the original small cottage in 1935. This cottage is shown on the 1938 United States Geological Survey (USGS) aerial survey (Photo 4). Harry C. Newell (1868-1942) was listed in census records in Uxbridge as owning a stable (1910), and then as a lumber dealer (1920, 1930). Harry's wife, Caroline (Crossman) died in 1936. After Harry Newell's death in 1942, this property was inherited by his brother, Rev. George M. Newell (1875-1956), who immediately sold it to Frances G. Newell of Uxbridge.⁵ Frances Uxbridge's kinship to Harry and George Newell remains unclear.

In 1946, Frances Newell sold this property to Rea H. and Marjorie Goldthwaite of Dunstable.⁶ Rea Goldthwaite (1900-1994) worked as a postal employee his entire career. The Goldthwaites also owned 25 Colony Road (EAS.1266) from 1950 to 1961. Rea Goldthwaite continued to own this property after his wife, Marjorie, died in 1982. In 1992, he sold the property to William E. and Lois W. Beardsley. They are listed in that deed living next door at 13 Colony Road. This house remains in the Beardsley family.

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www.ancestry.com - Vital records.

⁴ Book 473/ Page 32.

⁵ Book 606/ Page 156.

⁶ Book 655/ Page 433.

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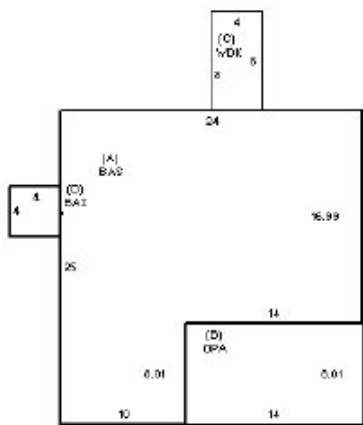


Figure 1. Assessor Sketch.



Photo 2. Northwest elevation, looking southeast (2008 Assessor Photo).



Photo 3. View of second house, looking northwest (2017 Assessor photo).

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Photo 4. 1938 USGS aerial survey photograph (arrow added).

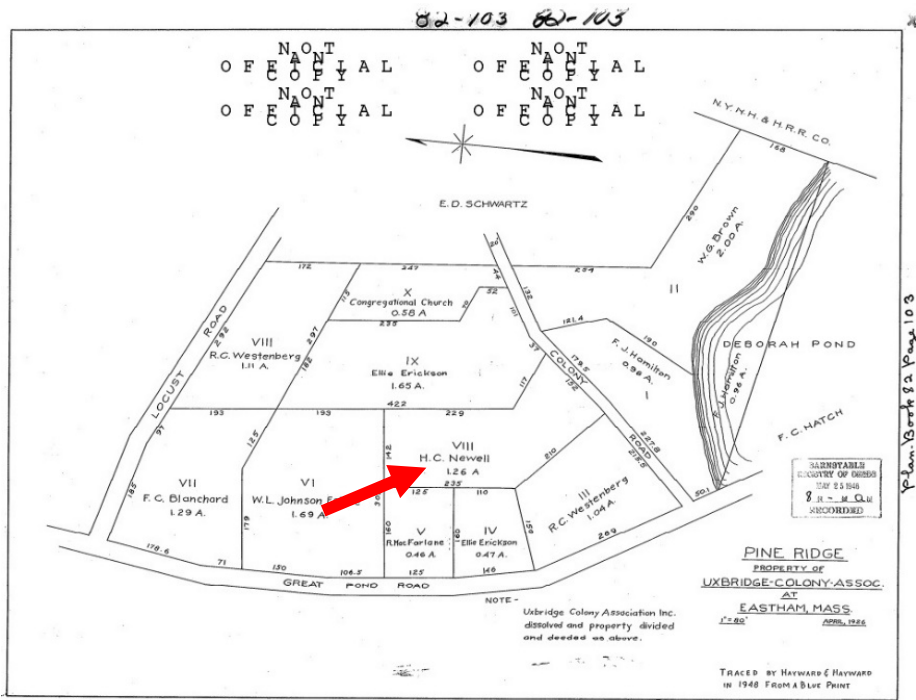


Figure 2. 1926 Pine Ridge subdivision, “traced” and recorded 1946 (arrow to Lot VIII added).